

## **Notice of State Adoption of California Tenant Protection Act of 2019 (Assembly Bill 1482)**

On October 8, 2019, the State of California enacted the California Tenant Protection Act of 2019 (State Tenant Protection Act). The State Tenant Protection Act imposes a statewide cap on annual rent increases and prohibits evictions without just cause effective January 1, 2020.

The State Tenant Protection Act caps annual rent increases at 5 percent plus the percentage change in the cost of living or 10 percent, whichever is lower. It applies to all apartments and other multi-family buildings containing two units or more. Single-family homes and condominiums are exempt, unless they are owned by a corporation, real estate investment trust, or limited liability corporation when at least one member is a corporation. The Act also exempts duplexes when one of the units is occupied by the owner. Buildings constructed within the last fifteen (15) years are exempt, as are deed-restricted affordable housing units and units subject to an agreement that provides housing subsidies for lower-income households.

The State Tenant Protection Act prohibits evictions without just cause for tenants who have lived in a unit for at least one year. There are two types of “Just Cause”: “At-Fault” and “No-Fault” just causes. “At Fault Just Cause” includes failure to pay rent, breach of material terms of the lease, and criminal activity. “No Fault Just Cause” includes owner move-in, withdrawing the property from the rental market, demolition or substantial renovation of the property, or required compliance with a governmental order.

If the no-fault just cause is for conversion of the property to condominiums or for substantial rehabilitation of the property, the landlord will be required to pay relocation fees equal to one month of the prior rent.

For the full text of the State Tenant Protection Act, please visit the Department of Development Services web page at [longbeach.gov/lbds](http://longbeach.gov/lbds)

The City of Long Beach does not administer the State Tenant Protection Act. The City of Long Beach does not provide legal advice or mediate tenant and landlord disputes. For assistance with fair housing issues or legal disputes, please contact the following agencies:

### **Fair Housing Foundation**

3605 Long Beach Blvd., Ste. 302  
Long Beach, CA 90807  
(562) 989-1206 | (800) 466-3247

### **Legal Aid Foundation of Los Angeles**

601 Pacific Ave.  
Long Beach, CA 90802  
(800) 399-4529

